

Received

REZONING APPLICATION

DATE FILED: 4/21/17 PC MTG: 6/19/17
 AMT. PD: \$ 250.00 COM. MTG:
 ACCEPTED BY: JB FILE NO: 2017-04
ck# 19133 B,T,E,PA

Cecil County Office
Planning & Zoning

APPLICANT INFORMATION

OWNER _____ REPRESENTATIVE _____
Penntex Ventures, LLC **410-398-3536**
 APPLICANT NAME – please print clearly (additional names can be listed on page 2) PHONE NUMBER
c/o Dwight E. Thomey, 153 East Main Street, Elkton, Maryland 21921
 ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? _____ YES NO
2825 North East Road **1 acre**
 SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY

09	008349	11	12	319	
ELEC. DISTRICT	ACCOUNT#	TAX MAP#	BLOCK	PARCEL	LOT#

PRESENT ZONING: BL REQUESTED ZONING: BG
 PRESENT LAND USE DESIGNATION: Commercial REQUESTED LAND USE DESIGNATION: Commercial
 PRESENT USE OF PROPERTY: _____ PROPOSED USE OF PROPERTY: retail

PREVIOUS ZONING CHANGE? _____ YES NO If yes, explain: _____

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: 1 year

REASON FOR REZONING REQUEST

MISTAKE IN THE COMPREHENSIVE REZONING OF MAY 1, 2011? _____ YES NO

IF YES, PLEASE EXPLAIN: **This property has historically been used for commercial purposes. However, the structure on the building is 6,705 square feet which exceeds the 5,000 square feet permitted in the BL zone. Two adjacent properties are already zoned BG. This is in the Calvert Village District. The Comprehensive Plan contemplates commercial zoning within the Villages to serve the village and nearby areas. A 5,000 square foot building is insufficient to provide such a retail space.**

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? _____ YES _____ NO

IF YES, PLEASE EXPLAIN: _____

MISTAKE IN CHESAPEAKE BAY CRITICAL AREA LAND USE DESIGNATION OF JULY 5, 1988 _____ YES _____ NO

IF YES, PLEASE EXPLAIN: _____

ADDITIONAL COMMENTS (attached sheet if necessary): _____

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

Penntex Ventures, LLC **1563 Woodward Drive Extension, Greensburg, PA 15601**
APPLICANT NAME (please print clearly) ADDRESS

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

Deverell Commercial Realty, LLC **PO Box 186, Elkton, Maryland 21922-0186**
OWNER NAME (please print clearly) ADDRESS

OWNER NAME ADDRESS

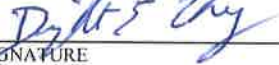
OWNER NAME ADDRESS

OWNER NAME ADDRESS

CERTIFICATION – SIGNATURES

I/We certify that the information and exhibits submitted are true and correct to the best of my/our knowledge and belief.

APPLICANT(S):

Dwight E. Thomey  4-21-2017
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

OWNER(S):

L. Richard Deverell  4-21-2017
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

File 2017-04
PennTex Ventures, LLC
M11 P 319

P.435

P.184

P.462

1105/23,1104/45

1

2

P.263

3

4

NORTH EAST RD

P.5

P.319

Sublot
P.319

P.112

249

P.295

P.308

252

304

QUAKER LANE

QUAKER LN

CROSS KEYS RD

132

P.162

64

T 1

(REM.)

P.364